Sixth Cycle Regional Housing Needs Assessment (RHNA) Appeal Request Form

All appeal requests and supporting documentation must be received by SCAG October 26, 2020, 5 p.m.
Appeals and supporting documentation should be submitted to housing@scag.ca.gov.
Late submissions will not be accepted.

Date: 10/26/20

Jurisdiction Subject to This Appeal Filing:
(to file another appeal, please use another form)
SCAG, City of Bellflower

Filing Party (Jurisdiction or HCD)
City of Bellflower

Filing Party Contact Name
Elizabeth Corpuz, Planning Director

Filing Party Email:
ecorpuz@bellflower.org

APPEAL AUTHORIZED BY:

Name: Jeffrey L. Stewart

PLEASE SELECT BELOW:

- ☐ Mayor
- ☐ Chief Administrative Office
- ☑ City Manager
- ☐ Chair of County Board of Supervisors
- ☐ Planning Director
- ☐ Other: _____

BASES FOR APPEAL

- ☐ Application of the adopted Final RHNA Methodology for the 6th Cycle RHNA (2021-2029)
- ☑ Local Planning Factors and/or Information Related to Affirmatively Furthering Fair Housing (See Government Code Section 65584.04 (b)(2) and (e))
  - ☑ Existing or projected jobs-housing balance
  - ☑ Sewer or water infrastructure constraints for additional development
  - ☐ Availability of land suitable for urban development or for conversion to residential use
  - ☐ Lands protected from urban development under existing federal or state programs
  - ☐ County policies to preserve prime agricultural land
  - ☐ Distribution of household growth assumed for purposes of comparable Regional Transportation Plans
  - ☐ County-city agreements to direct growth toward incorporated areas of County
  - ☐ Loss of units contained in assisted housing developments
  - ☐ High housing cost burdens
  - ☐ The rate of overcrowding
  - ☐ Housing needs of farmworkers
  - ☐ Housing needs generated by the presence of a university campus within a jurisdiction
  - ☐ Loss of units during a state of emergency
  - ☑ The region's greenhouse gas emissions targets
  - ☐ Affirmatively furthering fair housing
- ☐ Changed Circumstances (Per Government Code Section 65584.05(b), appeals based on change of circumstance can only be made by the jurisdiction or jurisdictions where the change in circumstance occurred)

FOR STAFF USE ONLY:
Date_____ Hearing Date: _____ Planner: _____

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Brief statement on why this revision is necessary to further the intent of the objectives listed in Government Code Section 65584 (please refer to Exhibit C of the Appeals Guidelines):

Please include supporting documentation for evidence as needed, and attach additional pages if you need more room.

Section 65584 states that the City "should undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate the entire regional housing need, and reasonable actions should be taken by local and regional governments to ensure that future housing production meets, at a minimum, the regional housing need established for planning purposes." However, SCAG has failed to consider information relating to certain local factors, as outlined in Government Code Section 65584.04(e), relating to affirmatively furthering fair housing pursuant to Government Code Sections 65584.04(b)(2) and 65584(d)(5). These factors relate to: (1) Jobs/Housing Imbalance; (2) Lack of necessary infrastructure and utilities; and (3) Increased Greenhouse Gas Emissions. Please note that these local factors are consistent with the development pattern described in the sustainable communities strategy of SCAG's "Connect SoCal Plan", as required by Government Code Section 65080(b)(2). SCAG's failure to consider these foregoing factors, prevent the City from realistically and economically facilitate future construction of residential units, thus, impeding the "affirmative furthering of fair housing" in the City and region. Please refer to attached Appeal Letter.

Brief Description of Appeal Request and Desired Outcome:

The City of Bellflower believes that the additional 3,726 new residential units being assigned by SCAG is excessive and will have long-term negative impacts to the City's economic vitality and overall health; will intensify the City's and region's jobs/housing imbalance; will burden those utility agencies' ability to provide sufficient water and sewer services to the City; and will prevent the City from achieving those GHG emission targets established by the City's Climate Action Plan. Accordingly, the City urges SCAG to consider reducing Bellflower's RHNA allocated units from 3,726 to 1,000 units.

Number of units requested to be reduced or added to the jurisdiction's draft RHNA allocation (circle one):

Reduced 2,726 **Added** _____

List of Supporting Documentation, by Title and Number of Pages
(Numbers may be continued to accommodate additional supporting documentation):

1. City of Bellflower Appeal of 6th Cycle RHNA, October 26, 2020 (4 pages)

2.

3.

FOR STAFF USE ONLY:
Date_____ Hearing Date: _____ Planner: _____

The City of Bellflower

Families. Businesses. Futures.

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Tel 562.804.1424 Fax 562.925.8660 www.bellflower.org

October 26, 2020

VIA E-MAIL
housing@scag.ca.gov

Mr. Kome Ajise
Executive Director
Southern California Association of Governments
900 Wilshire Boulevard
Suite 1700
Los Angeles, CA 90017

SUBJECT: Appeal of 6th Cycle Regional Housing Needs Assessment (RHNA) Allocation for City of Bellflower

Dear Mr. Ajise:

The City of Bellflower requests that Southern California Association of Governments (SCAG) reduce the number of RHNA allocated share that have been assigned to the City. At its September 3, 2020 Regional Council Meeting, SCAG announced that the City of Bellflower was required to provide 3,726 additional residential units to help the State achieve its RHNA target for the 6th Cycle. The City of Bellflower believes the additional 3,726 residential units represents an excessive increase, especially when considering that the City's RHNA unit obligation for the 5th Cycle was only two units (one low-income unit and one very low-income unit). Therefore, the 3,726 residential units now being assigned to the City is an increase of 186,200% more than the 5th Cycle. Accordingly, the City urges SCAG to consider reducing Bellflower's RHNA allocation from 3,726 to 1,000 units, which represents a decrease of 73 percent.

In accordance with Government Code Section 65584.04, this letter is appealing SCAG's calculation of Bellflower's RHNA allocated share because these excessive number of units would prevent Bellflower from complying with those objectives listed in Government Code Section 65584. Section 65584 states that the City "should undertake all necessary actions to encourage, promote, and facilitate the development of housing to accommodate the entire regional housing need, and reasonable actions should be taken by local and regional governments to ensure that future housing production meets, at a minimum, the regional housing need established for planning purposes." However, SCAG has failed to consider information relating to certain local factors, as outlined in Government Code Section 65584.04(e), relating to affirmatively furthering fair housing pursuant to Government Code Sections 65584.04(b)(2) and 65584(d)(5). These factors relate to: (1) Jobs/Housing Imbalance; (2) Lack of necessary infrastructure and utilities; and (3) Increased Greenhouse Gas Emissions. Please note that these local factors are consistent with the development pattern described in the sustainable communities strategy of SCAG's "Connect SoCal Plan", as required by Government Code Section 65080(b)(2). SCAG's failure to consider these foregoing factors, prevent the City from realistically and economically facilitate future construction of residential units, thus, impeding the "affirmative furthering of fair housing" in the City and region.

The following explains why the 3,726 RHNA unit obligation is considered excessive and unachievable, based on each of the aforementioned local factors.

1. The Excessive RHNA Unit Obligation Will Create Regional Jobs/Housing Imbalance

The document entitled, "The New Economy and Jobs/Housing Balance in Southern California", prepared by SCAG, in April 2001, indicated that Bellflower in 1997, had a population of 66,250 people; 23,123 households; and 16,198 jobs. The jobs/housing balance ratio was calculated to be 0.70 in 1997. Updated figures now show that the City had a 2015 population of 78,106 people (an increase of 18%) and 24,897 households (an increase of 8%), and 6,767 jobs (a reduction of 58%). The job/housing balance ratio was calculated to be 0.27, based on current census and building permit data.

The 2001 SCAG document indicated a job/housing ratio of 1.0 to 1.29 would be considered balanced. Another document entitled, "Jobs-Housing Balance in Egohoods in Southern California", prepared by UCI School of Social Ecology in January 2017 indicated that a 1.0 ratio would be considered balanced, while any other ratio would be imbalanced. Therefore, the 0.70 ratio from 1997 and the 0.27 ratio from current data showed that the City is already highly imbalanced and is housing-rich but jobs-poor.

When adding the 3,726 RHNA units to the 2015 totals, the City's housing stock will be increased by 15% (based on an estimated existing [2020] 25,000 units) and would have a jobs/housing ratio of 0.24, which supports the City's conclusion that the additional RHNA units will exacerbate and worsen the jobs/housing imbalance in the City and region. The City and region will continue to be substantially housing-rich, but with limited job opportunities to support the increased housing. SCAG's intention to increase future housing will only worsen the job/housing imbalance in the City and region, due to limited job opportunities. In addition, future job opportunities in the City will be less due to the COVID-19 closing of businesses.

The increased housing stock, reduced job opportunities, and increased jobs/housing imbalance that will result with the additional 3,726 residential units will prevent the City from complying with the sustainable communities' strategies that are described in SCAG's "2016-2040 Regional Transportation Plan/Sustainable Communities Strategy", which intends to balance future mobility and housing needs with economic, environmental, and public health goals. Since the additional 3,726 units will increase the City's housing stock but will not increase supportive employment opportunities, future population will be required to drive and commute to other areas outside City boundaries. Therefore, SCAG's objective for balancing future mobility and housing needs will not be achieved. Ironically, SCAG's requirement that the City provide 3,726 units will only create conflicts with other SCAG plans and programs relating to sustainability. The City believes that reducing the 3,726 units will help SCAG in balancing its mobility, housing, and employment needs.

2. Insufficient Water and Sewer Capacity to Service the Excessive RHNA Unit Obligation

Potable water is provided by the following water companies within the City: Bellflower Home Garden Water Company, Bellflower-Somerset Mutual Water Company, City of Bellflower Municipal Water System, and Liberty Utilities. The Los Angeles County Consolidated Sewer Maintenance District provides sewer service to the City.

To quantify how much these water and sewer utility agencies will be burdened with the additional 3,726 units, accepted and recognized generation factors were used to calculate future service demands. It was calculated that the 3,726 units will generate a water demand of 655,776 gallons per day, based on a factor of 176 gallons/day/unit (City of Los Angeles

CEQA Threshold Guide). In addition, sewer flows of 2,235,600 gallons per day, based on a factor of 600 gallons/day/unit (Chapter 13.12 of Bellflower Municipal Code and Resolution 08-36) will also ultimately be generated. Because water and sewer utility agencies are required to provide the necessary infrastructure and resources to accommodate future populations, the associated costs for providing infrastructure improvements could be challenging. The additional 3,726 units will increase City population by 11,960 or 16%. This population increase was calculated based on the City's average household size of 3.21 persons per household (2010 U.S. Census data).

Can this additional 3,726 units be equitably serviced by the Water Companies and County Sewer District? These agencies must also service the increased needs of neighboring cities that are located within these same service areas of the Water Companies and County Sewer District. The water demands and sewer flows are substantial and therefore, new and improved utility pipes, water supplies, wastewater treatment facilities, etc. would need to be provided to accommodate future water and sewer demands and to reduce burden on the Water Companies and County Sewer District. The City believes that reducing the 3,726 units will likewise, reduce service demands and burden on the Water Companies and County Sewer District.

3. **The Excessive RHNA Unit Obligation Will Prevent the City From Achieving Its Greenhouse Gas Emission Targets**

The City, in 2012, prepared the document entitled, "Bellflower Climate Action Plan (CAP)", which included a quantitative inventory and analysis of greenhouse gas emissions and energy usage, starting with the established 2010 baseline year to the years 2020 and 2030. The CAP was prepared to provide clear policy guidance to City staff and decision-makers on how to reduce greenhouse gas (GHG) emissions. It identified ways to reduce emissions with a range of voluntary, State-level emissions reduction goals and strategies for improving connectivity and land use patterns, transportation modes and systems, incorporating energy efficiency standards, increasing the City's renewable energy supply, and devising adaptation measures.

The CAP forecasted future GHG emissions for the City to the year 2030, based on population growth, increased per capita energy use, and a rebounding future economy. The CAP concluded that Bellflower's GHG emissions will increase from 339,985 MT CO_2e of emissions in 2010 to 362,446 MT CO_2e in 2020 (increase of 7 percent) to 386,674 MT CO_2e in 2030 (increase of 14 percent).

In response to these GHG emission increases, the CAP recommended that Bellflower set a GHG emissions reduction target of 15 percent below 2005 levels by 2020, which would then result in reductions of 38 percent by 2030. The 2020 target was tied to the recommendation of the California Air Resources Board and the AB 32 Scoping Plan. The long-term 38 percent reduction goal was consistent with the target that was outlined in California Executive Order S-3-05, which required all cities to reduce GHG emissions to 80 percent below 1990 levels. To achieve the 15 percent reduction target from the 2010 baseline, the City would need to develop and implement strategies that reduce emissions by 73,459 MT CO_2e in 2020. Given projected trends, this reduction would lower 2020 emissions to approximately 20 percent below 2020 "business-as-usual" levels (levels anticipated for 2020 in the absence of any local, State, or Federal interventions). To achieve a 38-percent 2030 emissions reduction goal, Bellflower would need to reduce emission by approximately 97,687 MT CO_2e from business-as-usual levels.

The CAP recommended four strategies for reducing future GHG emissions, including strategies relating to building design, urban forms, government operations, and preparing for climate change. With implementation of these strategies, the CAP concluded that GHG emissions could be reduced to achieve the aforementioned targets. Through a combination of proposed Federal, State, and City-level actions, Bellflower could reduce emissions by 78,983 MT CO_2e from the 2020 business-as-usual scenario. Future State-level actions, such as the Pavley Clean Cars legislation, the Low Carbon Fuel Standard, the Renewables Portfolio Standard, and Title 24 upgrades were also expected to further reduce emissions by 70,416 MT CO_2e by 2020. Local measures could also reduce emissions by 8,494 MT CO_2e. This combination of State and City actions would place Bellflower 17 percent below the 2010 emission levels by 2020; thus, exceeding the 2020 greenhouse gas emissions reduction target of 15 percent.

By 2030, the combination of State and local GHG emissions measures could then reduce emissions by 122,295 MT CO_2e. State measures were expected to account for 92,563 MT CO_2e with local actions resulting in a larger porportion of emissions reductions. These actions would then put Bellflower 19 percent below the business-as-usual forecast, between the State's voluntary 15 percent reduction target by 2020 and the more ambitious 80 percent goal by 2050.

The City is concerned that the additional 3,726 new units would prevent the City from achieving its GHG emission targets. To quantify the impact of these new units, the following formula from the document entitled, "CEQA and Climate Change", which was prepared by the California Air Pollution Control Officers Association in 2008, was used. According to the Association, every 50 new residential units would generate 900 MT CO2E/year, or every new residential unit would generate 18 MT CO2E/year. Based on this formula, the additional 3,726 new units would generate 67,068 MT CO2E/year. The Association's "CEQA and Climate Change" document concluded that the threshold for determining significant impact was 25,000 MT CO2E/year. Therefore, the 3,726 new units will generate significant GHG emission levels and will prevent the City from achieving those GHG emission targets established by the City's Climate Action Plan. The resultant increase in GHG emissions will facilitate climate changes that will not only impact the natural environment, but will also threaten the health and economic vitality of communities across California and Bellflower. It is anticipated that the increased GHG emissions will: (1) increase harmful air pollutants, such as carbon monoxide, sulfur dioxide, and particulate matter; (2) increase energy demand and utility costs for individuals, households, and businesses; and (3) reduce reinvestment in local buildings and infrastructure due to higher costs for improvements to save energy.

The City of Bellflower believes that the additional 3,726 new residential units being assigned by SCAG is excessive and will have long-term negative impacts to the City's economic vitality and overall health; will intensify the City's and region's jobs/housing imbalance; will burden those utility agencies' ability to provide sufficient water and sewer services to the City; and will prevent the City from achieving those GHG emission targets established by the City's Climate Action Plan. Accordingly, the City urges SCAG to consider reducing Bellflower's RHNA allocated units from 3,726 to 1,000 units.

The City appreciates the opportunity to provide this appeal letter and is available to further discuss any of the foregoing arguments and information. If you have any questions or require anything else, please contact me at (562) 804-1424, ext. 2276 or email at ecorpuz@bellflower.org.

Sincerely,

Elizabeth Corpuz
Director of Planning and Building Services